

CITY OF MANISTEE BROWNFIELD REDEVELOPMENT AUTHORITY

January 3, 2023

5:00 pm - Council Chambers, City Hall

MINUTES

1. CALL TO ORDER

Chair Yoder called the meeting to order at 5:05 pm.

2. ROLL CALL

Present: Yoder, Fink, Lerum, Kempf

Absent: Memberto

Other: Ed Bradford, Administrator and Roman Wilson, Consultant; John Faber, Developer, James Lewis, Developer

Bradford welcomed new board member Meagan Kempf.

3. APPROVAL OF AGENDA

MOTION by Lerum, support by Fink, to approve the agenda. Motion approved unanimously.

4. PUBLIC HEARING

No public hearing.

5. PUBLIC COMMENTS

No public comments.

6. CORRESPONDENCE

No correspondence received.

7. APPROVAL OF MINUTES

MOTION by Fink, support by Lerum, to approve the December 16, 2022, meeting minutes. Motion approved unanimously.

8. FINANCIAL REPORTS

MOTION by Fink, support by Kempf, to approve the financial reports. Motion approved unanimously.

- Balance Sheet
- Revenue & Expense

9. OLD BUSINESS

No old business.

10. NEW BUSINESS

(a) Approval of a Brownfield Plan for the River Street Hotel Redevelopment Project

The Brownfield Redevelopment Authority previously received an application for redevelopment

project funding from River Street Hotel, LLC for a proposed five-suite hotel and restaurant located at 348 River St. (the former Read-Mor\Music Vault). Brownfield Authority consultant Fishbeck prepared a Brownfield Plan that has been reviewed by the City. The plan anticipates \$227,675 in Developer Eligible activities, and \$170,277 in additional eligible activities, primarily for the Local Brownfield Revolving Fund.

Roman Wilson and Ed Bradford discussed the project and brownfield plan, including eligible costs, functionally obsolete determination, admin fee, brownfield revolving fund capture and other expected tax incentives.

John Faber and James Lewis discussed the specifics of the project in greater detail and answered questions from the Board, including egress concerns, room windows, and fire safety.

MOTION by Kempf, support by Lerum, to approve the Brownfield Plan contingent upon the DDA agreeing to give up its tax capture and the City, BRA and Developer entering into a development agreement. Motion carried unanimously.

11. STAFF REPORTS

Staff updated the Brownfield Redevelopment Authority on the status of current projects and any other information the Commissioners should be aware of.

- Hampton Inn – construction continues; no approval yet by the State of the Brownfield Plan; projected opening of June 2023.
- Gateway Project: EGLE Grant\Loan and Future Brownfield Application – project is being re-evaluated due to increased costs; no Brownfield Plan in place yet; fencing/visual concerns discussed with developer as recommended at last meeting.

12. NEXT MEETING DATE(S): TBD

13. MEMBERS DISCUSSION

14. ADJOURN

MOTION by Kempf, support by Lerum, to adjourn at 6:10 pm.

Edward Bradford
Administrator